

RETAIL REDEVELOPMENT VALUE-ADD INVESTMENT

Interstate Location – Junior Anchor Box Reposition Opportunity
1227 Timberlane Dr, Sauk Centre, MN 56378



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PROPERTY OVERVIEW

We are pleased to present to qualified investors an opportunity to purchase an ideally located junior anchor box redevelopment value-add opportunity that is positioned adjacent to a regional Walmart Supercenter in Sauk Centre (St. Cloud), Minnesota. This is a regional retail destination and rare investment opportunity directly off the Interstate-94/Main St (US Hwy 71) interchange with a combined 33,373 cars per day right next to national brands that signal this location as a best-in-market site for retail. These neighboring tenants include Dollar Tree, McDonald's, Taco Bell, Caribou Coffee, Dairy Queen, O'Reilly Auto Parts, Ace Hardware, Coborn's Grocery, AmericInn by Wyndham, and Holiday Stationstores (Circle K).

This 33,272 SF property features a 26,000+ square foot vacant box ready for re-leasing as well as three paying tenants on short-term leases that provide an investor with the flexibility to redevelop the entire building as well as a sizable current income that offset ownership costs while the property is being repositioned. These tenants include Central Minnesota LifeCare Center, Inc. dba Options for Women, Feldt Financial Services, and Fastenal – a publicly-traded company (Nasdaq: FAST) and a component of the Nasdaq-100 and S&P 500.

Sauk Centre is part of the St. Cloud MSA – the largest population center in the state's central region and located on I-94 connecting Fargo, ND with the Twin Cities of Minneapolis-Saint Paul.

This is a unique opportunity to buy a strategically located retail, value-add investment with huge potential for repositioning via lease-up or redevelopment at an attractively low price per square foot.

Parcel Details:



Parcel No. (APN)
94.58460.0012
94.58460.0014
94.58460.0016
94.58460.0018



Building Size
33,272 SF



Lot Size
2.95 Acres



INVESTMENT HIGHLIGHTS

Retail Box Reposition Opportunity - Regional Draw - Attractively Low Price Per Square Foot

- Vacant 26,000+ SF Junior Anchor Box in Great Condition – Positioned for Lease-Up
- Walmart Supercenter Shadow-Anchored – Interstate-94 On-Ramp Location (24,114 Cars Per Day)
- Significant Current Income from Short-Term, Flexible-Leased Tenants Offsets Ownership/Redevelopment Costs
- Tenants include Fastenal (Nasdaq: FAST): \$35.82 Billion Market Cap, 3,334 Locations, \$7.25 Billion in Revenue (2023), S&P 500 & Nasdaq-100 Component

Walmart Supercenter Adjacent- Regional Retail Center – Next to Dollar Tree

- Adjacent to National Brands including McDonald's, Taco Bell, Caribou Coffee, Dairy Queen, O'Reilly Auto Parts, Ace Hardware, Coborn's Grocery, AmericInn by Wyndham, Holiday Station stores (Circle K)
- Signalized Intersection of Main St (US Hwy 71) & 12 St S – 17,428 Cars per Day
- St. Cloud MSA – 1.5 Hours from the Twin Cities – Supportive Business Climate – Delivered Free & Clear of Debts



INVESTMENT HIGHLIGHTS

Rare Income Investment with Huge Upside –Value-Add Retail Investment (23% Occupancy)

- Large Lot – 2.95 Acres – Potential Parking Lot Development (164 Parking Spaces)
- Clean Environmental Report (2022) – No Cotenancy Clauses Restrictions
- Includes Pylon Signage and Dual Loading Docks – Fee Simple Ownership (Land & Building)
- Upside Through Leasing – High Demand Retail Market: Only 4% Vacancy Rate



AERIAL

LAND SIZE
2.95 ACRES

BUILDING SIZE
33,272 SF



Walmart
Supercenter

94

Four Seas
Buffet

DOLLAR TREE

Sauk Centre
Ambulance

AmericInn
BY WYNDHAM

24,114 VPD

FASTENAL
Options
for Women
Feldt
Financial

McDonald's

Caribou
COFFEE
TACO
BELL

8,196 VPD

12TH ST S

COBORN'S
ACE
HOLIDAY
O'Reilly
DQ

Travelodge
BY WYNDHAM

TRUCKERS INN

SELLING
TRAILERS

71

94

9,259 VPD

OFFERING SUMMARY

Price \$1,500,000

Price / Sq.FT \$45.08



NOTES

Land Size	2.95 AC
Occupancy	23.02%
Zoning	C-2
Year Build/Renovated	1998/2006
Framing	Masonry
Roof	Tar & Gravel
Traffic Count	23,500 on I-94, 17,050 Cars Per Day
Real Estate Taxes (2024)	\$20,892.00

RENT ROLL

TENANT	LEASE TYPE	SQUARE FOOTAGE	LEASE START	LEASE EXPIRATION	REMAINING TERM	ANNUAL RENT	ANNUAL RENT PSF	OPTION PERIODS
Vacant Jr. Anchor Box	-	26,068	-	-	-	-	-	-
Fastenal	Gross	5,000	1-Mar-2005	31-Mar-2026	1.7 Years	\$36,000	\$7.20	One 5-Year Extension Option
Central Minnesota LifeCare Center, Inc. dba Options for Women	Modified Gross	2,000	12-Mar-2012	Month-to-Month	0.1 Years	\$12,000	\$6.00	None
Feldt Financial Services	Modified Gross	204	1-Aug-2010	Month-to-Month	0.1 Years	\$2,400	\$11.76	None
TOTALS		33,272 SF				\$50,400		



SITE PLAN



DEMOGRAPHICS

15 MILE RADIUS:



Total Population: **23,561**

Households: **9,255**

Daytime Population: **14,285**

Median Age: **40.2**



Average Household Income: **\$106,701**

Median Household Income: **\$74,859**

25 MILE RADIUS:



Total Population: **75,482**

Households: **31,077**

Daytime Population: **54,918**

Median Age: **41.1**



Average Household Income: **\$108,025**

Median Household Income: **\$75,139**

35 MILE RADIUS:



Total Population: **170,806**

Households: **68,796**

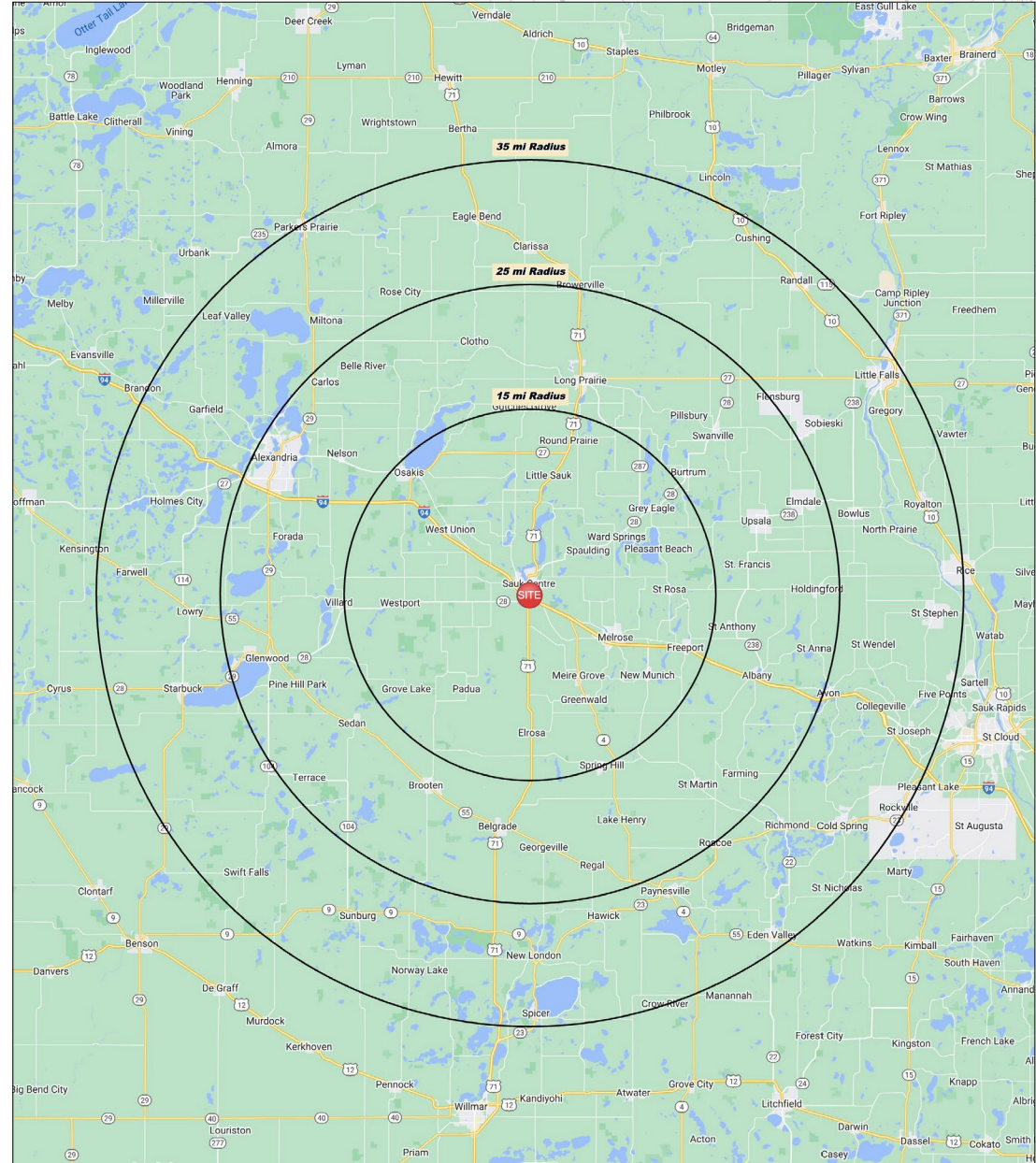
Daytime Population: **109,565**

Median Age: **40.9**

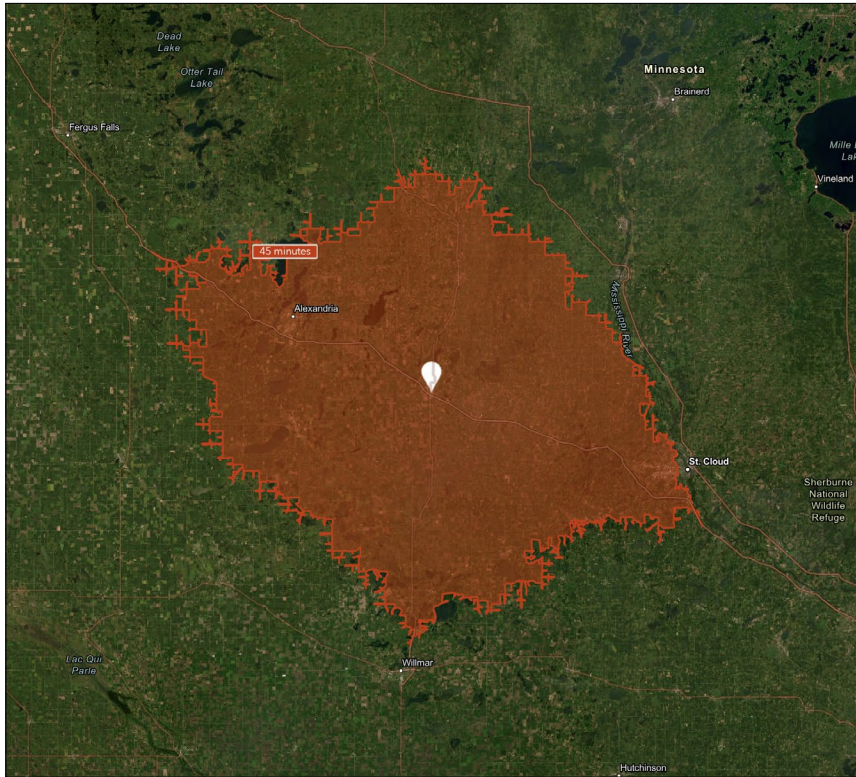


Average Household Income: **\$110,839**

Median Household Income: **\$81,036**



DEMOGRAPHICS - 45 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$1,526,089,653

EDUCATION

Bachelor's Degree or Higher



27%

OWNER OCCUPIED HOME VALUE

Average



\$330,329

KEY FACTS

181,034

Population

\$69,261

Median Household Income

40.1

Median Age

190,270

Daytime Population

TAPESTRY SEGMENTS

Prairie Living <i>11,260 households</i>	Green Acres <i>10,229 Households</i>	Heartland Communities <i>7,425 households</i>
<p>Socioeconomic Traits Most rural market, comprising about 1.2% of households, located mainly in the Midwest, with a predominance of self-employed farmers. Faith and religion are important to these residents.</p>	<p>Socioeconomic Traits This large segment is concentrated in rural enclaves in metropolitan areas. More than 60% are college educated. Labor force participation rate is high at 66.8%</p>	<p>Socioeconomic Traits These older householders are primarily homeowners. Their children have moved away. Employment in the manufacturing, construction, utilities, health-care, and agriculture industries.</p>
<p>Household Types Married couples with no children.</p>	<p>Household Types An older market, primarily married couples, most with no children.</p>	<p>Household Types Married couples, more with no children, and a slightly higher proportion of singles.</p>
<p>Typical Housing Single Family</p>	<p>Typical Housing Single Family</p>	<p>Typical Housing Single Family</p>

ANNUAL HOUSEHOLD SPENDING

\$3,113

Eating Out

\$1,823

Apparel & Services

\$5,917

Groceries

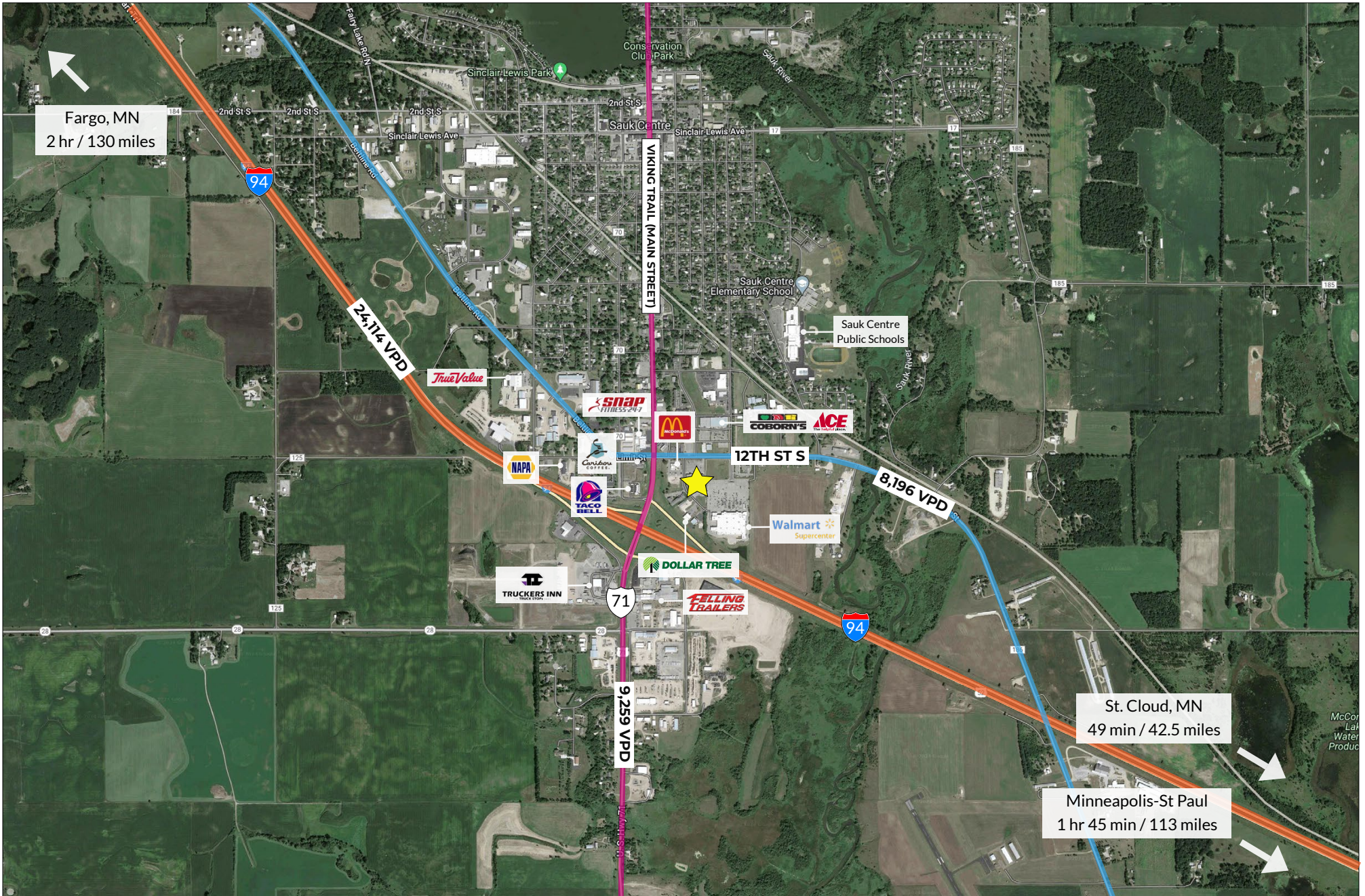
\$210

Computer & Hardware

\$7,036

Health Care

AREA OVERVIEW



VALUE-ADD RETAIL INVESTMENT

- Building Size - 33,272 SF
- Lot Size - 2.95 Acres



TENANT OVERVIEW

FASTENAL



Fastenal is a prominent player in the industrial supply market, offering a comprehensive range of products and services tailored to businesses across various industries. As a leading distributor of fasteners, tools, and other MRO (Maintenance, Repair, and Operations) supplies, Fastenal operates as a crucial partner for companies seeking efficient procurement solutions.

Founded in 1967 and headquartered in Winona, Minnesota, Fastenal has grown into a formidable entity with a widespread presence across North America and expanding global operations. The company's extensive inventory includes over 1 million products, ranging from fasteners and safety supplies to tools and janitorial products, catering to diverse sectors such as manufacturing, construction, and transportation.

Financial Highlights:

- **Annual Revenue:** Fastenal reported annual revenues of approximately \$7.25 billion in 2023.

- **Profitability:** The company maintains strong profitability, with net income of around \$1.16 billion.
- **Growth:** Fastenal has demonstrated consistent growth, with a compound annual revenue growth rate (CAGR) of over 10% over the past decade.
- **Global Presence:** Operations extend to more than 25 countries worldwide, with 23,201 employees and 3,334 store locations as well as additional distribution centers ensuring efficient supply chain management.
- **Stock Performance:** Fastenal's stock (NASDAQ: FAST) has shown resilience and growth and is a component of both the Nasdaq-100 and S&P 500.

In addition to its expansive product offerings, Fastenal provides value-added services including inventory management solutions and vending programs that enhance operational efficiency and reduce costs for its clientele. These services are supported by a dedicated team of knowledgeable personnel who contribute to Fastenal's reputation as a trusted partner in industrial distribution.



CITY OVERVIEW

Sauk Centre, MN

Sauk Centre is centrally situated in Minnesota, approximately 100 miles northwest of Minneapolis and 140 miles southeast of Fargo, North Dakota. It lies along Interstate 94, ensuring convenient access for residents and visitors alike.

Local Community:

The town is known for their strong community spirit and pride in Sauk Centre's heritage. Throughout the year, Sauk Centre hosts community events and festivals that celebrate its culture and history, including the Sinclair Lewis Days and seasonal celebrations. Surrounded by natural beauty, Sauk Centre offers recreational opportunities at lakes like Sauk Lake and Fairy Lake, as well as local parks such as Sinclair Lewis Park and City Park.

Sauk Centre is the birthplace of author Sinclair Lewis; and his most famous work *Main Street* that led to his 1930 Nobel Prize for Literature is based in a fictionalized version of Sauk Centre.



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